CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
DECEMBER 21, 2021 - CITY HALL COUNCIL CHAMBERS

CALL TO ORDER
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Mike Cordero, Councilmember Carlos Escobedo, Councilmember Gloria Soto, and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Stilwell, City Attorney Watson, and Chief Deputy City Clerk White (for roll call only).

PUBLIC COMMENT PERIOD
There were no requests to speak.

RECESS - CLOSED SESSION
Mayor Patino recessed to a Closed Session at 5:03 p.m. for 1) Conference with Labor Negotiators pursuant to Section 54957.6 of the Government Code. Agency Representatives: City Manager Jason Stilwell. Employee Organizations: All bargaining units, unrepresented employees, managers, and executives. 2) Conference with Legal Counsel - Initiation of Litigation pursuant to §54956.9(c)1.

INVOCATION
Pastor Joe Nellermoe of Bethel Lutheran Church gave the Invocation.

PLEDGE OF ALLEGIANCE
Councilmember Waterfield led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino reconvened the meeting and called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Mike Cordero, Councilmember Carlos Escobedo, Councilmember Gloria Soto, and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, City Attorney Thomas Watson, Fire Marshal James Austin, Solid Waste Manager Heriberto Cantu, Police Division Commander Jack Dunn, Assistant City Manager Andrew Hackleman, Director of Finance Mary Harvey, City Librarian Mary Housel, Chief Information Officer Jeffrey Marecic, Director of Public Works/City Engineer Kevin McCune, Director of Community Development Chuen Ng, Director of Recreation & Parks Alex Posada, Director of Utilities Shad Springer, Chief Deputy City Clerk Rhonda White, and Deputy City Clerk Beth Cleary

CLOSED SESSION REPORT: CITY ATTORNEY
City Attorney Watson announced that regarding Closed Session Item 1, instruction was provided by the City Council to the Labor Negotiator. Regarding Closed Session Item 2, instruction was provided to Legal Counsel.

1 CEREMONIAL ITEM

A. **LIGHTS, SIGHTS, AND HOLIDAY NIGHTS HOLIDAY DECORATION CONTEST.** The City Council received a presentation of the 25th Annual Lights, Sights, and Holiday Nights Holiday Decoration Contest awards. Winners were: Gonzalez Family (Best Decorated Rookie); Price Family (Country Christmas); Kosmala Family (Home Spun Holiday); Salinas Family (California Dreamin'); and Melena Family (Simply Christmas).

2 PUBLIC COMMENT PERIOD
Pam Gates and Cliff Solomon submitted written comments encouraging the City Council to add a rent stabilization ordinance for mobile homeowners to a future agenda.

Gary Hall, Peggy Brierton, and Esther Jensen spoke in favor of a mobile home rent stabilization ordinance and encouraged the City Council to consider adding the item to a future agenda.

3 CONSENT CALENDAR
Consent Calendar Items 3A-3I were approved as presented, including the adoption of Resolution Nos. 2021-138, 2021-139, 2021-140, and 2021-141. The recorded vote appears with each item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Readings waived.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

B. Approve the Minutes of the regular City Council meeting of December 7, 2021.

Action: Minutes approved as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

C. Adopt a Resolution: 1) Ratifying and approving the tentative agreement and a successor Memorandum of Understanding (MOU) with the Service Employees International Union Local 620 (SEIU); 2) Authorizing and approving wage adjustments in response to the 2022 State of California Minimum Wage requirements; and 3) Authorizing the establishment of a comprehensive Schematic Pay Schedule for all full-time and part-time employees in accordance with CalPERS guidelines.

Action: Tentative Agreement and successor Memorandum of Understanding with SEUI Local 620, 2022 State wage adjustments, and Schematic Pay Schedules were each approved as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-138. 5-0.

D. Adopt a Resolution approving a Professional Services Agreement with SWCA Environmental Consultants, Inc., for the Environmental Analysis and preparation of an Environmental Impact Report for the Richard's Ranch Property Annexation Request (AN2021-0001).

Action: Professional Services Agreement with SWCA Environmental Consultants, Inc., was approved.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-139. 5-0.

E. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

F. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

G. Receive, review, and file the Growth Mitigation Annual Compliance Report.

Action: Report received and filed as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

H. Adopt a Resolution acknowledging receipt of the annual report for the period of July 1, 2020 - June 30, 2021, for fire inspections of certain occupancies as required by Senate Bill 1205 pursuant to California Health and Safety Code Sections 12146.2, 12146.2, and 13146.4.

Action: Annual Fire Inspection Report received.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-140. 5-0.

I. Adopt a Resolution approving a donation of fitness equipment to the Santa Maria Police Department (SMPD) from the Santa Maria Police Council (SMPC).

Action: Donation accepted from the Santa Maria Police Council.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-141. 5-0.

4 PUBLIC HEARING

A. **PEOPLE'S SELF-HELP HOUSING GENERAL PLAN LAND USE ZONE CHANGE - 3170 SANTA MARIA WAY.** The City Council considered a recommendation of the Planning Commission to approve a General Plan Land Use Map Amendment and Zone Change for People's Self-Help Housing on an 8.89-acre site **FROM** CC (Community Commercial) land use designation and PD/C-2 (Planned Development/ General Commercial) zone district **TO** LMDR - 8 (Low Medium Density Residential) land use designation and PD/R-1 (Planned Development/ Single Family Residential)

zone district. Community Development Director Ng gave a presentation as detailed in the Council Agenda Report.

This item was initially presented to the Planning Commission on October 6, 2021. The item was continued and returned to the Planning Commission meeting of November 17, 2021, when the Commission voted 3-1-1 (Noes: Commissioner Seifert, Absent: Commissioner Lopez) to recommend that the City Council approve the project.

Public Hearing
Mayor Patino opened the public hearing at 6:08 p.m.

Written communication was received from SBCAN, Pam Gates, Noe Garcia, Alejandra Mahoney, and Cliff Solomon in support of the project. Lauri Mariscal submitted written comment against the project.

Jerret Gran, whose family owns the current Hi-Way Drive-in on the site, spoke in favor of the project.

Having no other requests to speak, Mayor Patino closed the public hearing at 6:11 p.m.

Action: Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the People's Self-Help Housing amendment to the General Plan Land Use Policy Map and Zoning Map (GPZ2021-001) for approximately 8.89 acres located at 3170 Santa Maria Way.
Moved by Councilmember Soto, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-142. 5-0.

Action: Adopt a Resolution amending the General Plan Land Use Policy Map for People's Self-Help Housing (GPZ2021-0001) for 8.89 acres located at 3170 Santa Maria Way **FROM** CC (Community Commercial) **TO** LMDR-8 (Low-Medium Density Residential) land use classification.
Moved by Councilmember Soto, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-143. 5-0.

Action: Introduce for first reading, and continue to a future meeting for second reading and adoption, an Ordinance amending the official zoning map for People's Self-Help Housing (GPZ2021-0001) for 8.89 acres located at 3170 Santa Maria Way **FROM** PD/C-2 (Planned Development/General Commercial) zone district **TO** PD/R-1 (Planned Development/Single Family Residential) zone district.
Moved by Councilmember Soto, seconded by Councilmember Escobedo.
Motion carried. Introduced as Ordinance No. 2021-09. 5-0.

B. **ORGANIC WASTE DISPOSAL REDUCTION**. The City Council considered adding new Chapter 8-21 to Title 8 of the Santa Maria Municipal Code regulating mandatory organic waste disposal reduction. Utilities Director Springer and Solid Waste Manager Cantu gave a presentation as detailed in the Council Agenda Report.

Public Hearing
Mayor Patino opened the public hearing and immediately closed the hearing having no requests to speak at 7:15 p.m.

One written communication was received from Pam Gates in support of the organic's Ordinance.

Action: Introduce an Ordinance for first reading, and continue to a future meeting for second reading and adoption, adding new Chapter 8-21 to Title 8 of the Santa Maria Municipal Code regulating mandatory organic waste disposal reduction.
Moved by Councilmember Soto, seconded by Councilmember Cordero.
Motion carried. Introduced as Ordinance No. 2021-10. 3-2. Noes: Mayor Patino and Councilmember Waterfield.

5 REGULAR BUSINESS

A. **MAYOR PRO TEM.** The City Council entertained nominations for the position of Mayor Pro Tem for a one-year term.

Action: Mayor Patino nominated Councilmember Cordero as the Mayor Pro Tem for calendar year 2022.
Moved by Mayor Patino, seconded by Councilmember Waterfield.
Motion carried. 5-0.

REPORT BY CITY MANAGER

A. City Manager Stilwell recognized the retirement of Jeff Bettiga and his 36 years of dedicated service with the City's Public Works Department as a Senior Crew Leader and Maintenance Specialist. Mr. Stilwell went on to report that the next meeting of the City Council would be January 4, 2022, and items on the agenda would include a few retirement resolutions; the Businesses of the Month; and a review of the City's Boards/Commissions.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)

Councilmembers Escobedo, Soto, and Waterfield had no reportable AB1234 meetings.

Councilmember Cordero reported he attended a couple of meetings with United Way regarding the Rodeo.

Mayor Patino announced she attended the North County Subregional Meeting; a planning meeting for the City Council Goal Planning workshop in February; a Fighting Back Santa Maria Valley Board meeting; redistricting meetings with the County of Santa Barbara and SMJUHSD; a special meeting of the C3E Policy Board; and the SBCAG and APCD Monthly Board meetings.

ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:27 p.m.

Approved at a regular meeting on January 4, 2022.

Rhonda M. White, CMC
Chief Deputy City Clerk and ex officio Clerk
of the City Council

ATTEST:

1/7/2022

Rhonda M. White, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria